



County of Fairfax, Virginia

March 14, 2016

**2016 Planning
Commission**

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Elizabeth Baker
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: CSP 2011-PR-005 – TYSONS CENTRAL, LLC AND CLYDE'S REAL
ESTATE GROUP, INC.
Providence District**

Dear Ms. Baker:

At its March 9, 2016 meeting, the Planning Commission voted 12-0 to **APPROVE** the above referenced application, subject to the development conditions dated February 24, 2016.

Attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application, as well as a copy of the development conditions. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Casey Gresham, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 9, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PROPOSED DEVELOPMENT CONDITIONS

CSP 2011-PR-005

February 24, 2016

If it is the intent of the Planning Commission to approve CSP 2011-PR-005 located at Tax Map Parcel 29-3 ((1)) 73 A, 75A and 78A to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan entitled "Tysons Central Comprehensive Sign Plan" and dated December 28, 2015 is granted for and runs with the land indicated in this application and is not transferrable to other land.
2. The CSP relates to one temporary sign located on Parcel 73A (the Temporary Sign". The Temporary Sign shall be in substantial conformance with that shown on the approved CSP. Minor deviations in the location, design, and area of the Temporary Sign may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan. Other signs shall be permitted on Parcels 73A, 75A and 78A, provided they meet the requirements of Article 12.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit for the Temporary Sign and all subsequent sign permits related to the Temporary Sign. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit for the Temporary Sign shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. The Temporary Sign shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the Temporary Sign is consistent with the CSP.
5. Illumination of the Temporary Sign shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
6. The Temporary Sign shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways.

7. Any sign proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
8. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements. In addition, the water main located in the right-of-way will require a five-foot separation with any proposed signage.
9. The Temporary Sign shall be removed upon the opening to the public of the connection of Tysons Central Street to Leesburg Pike and Tysons Central Street and Wm. Tyson Street located on the Building F parcel, which improvements provide access to Leesburg Pike for the Clyde's restaurant.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan.

Planning Commission Meeting
March 9, 2016
Verbatim Excerpt

CSP 2011-PR-005 – TYSONS CENTRAL, LLC AND CLYDE'S REAL ESTATE GROUP, INC.

After Close of the Public Hearing

Chairman Murphy: Without objection, public hearing is closed. Recognize Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. This is a – probably the shortest sign plan you'll see from Tysons. As Commissioners will have seen in the report, we're talking about one – count it – one sign. Staff has no issues with it. I concur with staff. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2011-PR-005, SUBJECT TO THE DEVELOPMENT CONDITIONS WITH THOSE DATED FEBRUARY 24TH, 2016. And I'll need a representative of the applicant to come up and accept the development conditions.

Commissioner Flanagan: Second.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Good evening. My name is-

Chairman Murphy: Hold on.

Ms. Baker: My name is-

Chairman Murphy: Go ahead, Ms. Baker. Go ahead.

Ms. Baker: My name is Elizabeth Baker. I represent the applicant and we accept the development conditions as proposed.

Commissioner Lawrence: Thank you.

Chairman Murphy: Thank you very much. Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2011-PR-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 12-0.)

JLC